

INDUSTRIAL FOR LEASE

AVAIL SF: 30,000

TOTAL BLDG SF: 30,000



ADDRESS 2080 E 25TH ST, VERNON CA ZIP 90058

**30,000 Sq. Ft. Sprinklered Concrete Tilt-Up Building
 Located Between Alameda & Santa Fe Ave.
 8 Truck Hi Loading Positions – Fenced Yard
 Immediate Possession**

LEASE RENTAL \$ 15,750 /mo Gross 0.525 Net _____ Term 3-5 Years w/COLA
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 24,210.00 Yr 2010-2011
 Avail SF 30,000 Power A 400 V 120 Ø 1 W TBD
 Min. SF 30,000 Heat TBD Cooling TBD PWR Notes VERIFY
 Land SF POL Truck Hi Pos 8 Dim 4: 18X12
 Const CTU Roof LAM Grd Lev Drs 0 Dim _____
 Rail PSBL Unfin Ofc Mezz SF TBD Incl in Avail SF N Restrooms: 4
 Sprinklered YES Min Clear Height 16 OFFICE DATA Office SF 3,920 # 6
 Pkg 30 Yard Yes-Fenced Yr Blt 1961 A/C Y Heat Y Fin Ofc Mezz SF TBD Incl in Avail SF N
 Thomas Bk Pg# 674-H2 Zone MV To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
 AGENT Greg Herman (213)747-6531 x320, Gary J Herman, Sr. Region C Listing # 1241767
(213)747-6531 x314 FIRMS.D. Herman Company 03/04/11
 FTCAF AP250N000S000/AOAA Notes All measurements are approximate. Lessee to verify all information. 2nd Pwr Pln: 200A, 240-240V, 3P. Special Features: Free Standing Building.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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